

201901010

Rec'd
\$850.00
CK#1359



Town of Wellesley
Planning Department
Lower Level - Town Hall
525 Washington Street
Wellesley, MA
781-431-1019 x2232

Historic Preservation Demolition Review APPLICATION FOR ELIGIBILITY NOTICE

Pursuant to Article 46C of the Town Bylaws, submission of this application (SIDE 1) to the Planning Department and issuance of an Eligibility Notice is required before a permit to demolish (or remove or envelope more than 50%) will be issued by the Building Department for a building or structure used as a dwelling within the last 3 years; if the dwelling is determined to have been built on or prior to December 31, 1949, a Preservation Determination (SIDE 2) must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Information:

Property Address: 24 BELAIR ROAD

What year was the structure built? 1922 Source of information: PROPERTY RECORDS

Check One: ☒ Full/Complete Demolition ☐ Partial Demolition/Envelopment (50% or more)

Please Attach the Following Required Information:

- Assessor's map showing property location
- Photocopies of Assessors Record, Building Permit(s), and any other documentation to support construction date
- If a partial demolition or envelopment (50% or more), plans or drawings showing such partial demolition or envelopment.

Property Owner Name: BELAIR - TRUST NOMINEE TRUST Phone: 781-254-3105

Mailing Address: 24 BELAIR RD, WELLESLEY, MA 02482

Email Address: JONTRCEE.GMAIL.COM

Application Authorization:

X Signature of Property Owner: [Signature] TRUSTEES Date: 6/11/19

For Town Use Only

Submission Date: _____ Received By: _____

Fee Paid: \$ _____ Case Number: DR 2019-36

Determination (refer to issued Eligibility Notice):

☐ Not an Eligible Building Date Issued: _____

☐ Eligible Building* Expiration Date: _____

*A Preservation Determination is required; please see **SIDE 2**

SIDE 1

Application for Preservation Determination

Based on the Eligibility Notice issued for the subject property noted on **Side 1** of this form, pursuant to Article 46C of the Town Bylaws, a Preservation Determination must be made by the Historical Commission (and any imposed Delay Period shall have expired or been waived) before issuance of a permit to demolish (or remove or envelope more than 50%).

Application Authorization:

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building, I am requesting that the Wellesley Historical Commission make a Preservation Determination for the applicable structure(s); if I am making this request at the same time that I am seeking an Eligibility Notice, I am acknowledging that the structure is an Eligible Building and waiving my right to appeal such a determination:

X Property Owner Name: BELAIR - PROSPECT NOMINEE TRUST

X Signature of Property Owner: [Signature] TRUSTEE Date: 6/11/19

Documentation Requirements:

Please submit the following additional information for consideration by the Historical Commission, as applicable:

- In the case of **partial demolition**, plans showing the use or development of the site after such demolition, if known, and a statement identifying all zoning variances and/or special permits which may be required in order to implement the proposed use or development, if known; and
- In the case of **ANY demolition**, photographs of all existing façade elevations of the Building

For Town Use Only	
Documentation Submission Date: _____	Received By: _____
Fee Paid: \$ _____	WHC Public Hearing Date: _____
Historical Commission Determination (refer to issued Notice of Preservation Determination):	
<input type="checkbox"/> Not Preferably Preserved	Date Issued: _____
<input type="checkbox"/> Preferably Preserved	Expiration of Delay Period (if applicable): _____

Request to Reduce Delay Period (Waiver)*

*May not be sought until a Preservation Determination is made by the Historical Commission

As Owner of the subject property identified on Side 1 of this form, the structure(s) located thereon determined to be an Eligible Building and Determined to be Preferably Preserved, I am requesting that the Wellesley Historical Commission make a determination as to whether or not to reduce or modify the Delay Period.

Property Owner Name: _____

Signature of Property Owner: _____ Date: _____

To accompany this request, the Owner should submit documentation evidencing any attempts to sell the property or plans and elevations for proposed construction to follow any Demolition.

Physical Characteristics Date: July 1, 2016

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FY2017 Tax Rate for Wellesley, MA \$11.79

Assessment Valuation Date: January 1, 2016

Parcel Information:

Location: [24 Belair Rd](#)
 Parcel ID: 125-33--
 Class: 101 1-Family
 Type: Residential
 Lot Size: 9,500
 Census: 0
 Zoning: SR10-Single Residence
 Survey #: 0

Assessed Values

2017 Market Value	
Land	\$784,000
Building	\$115,000
Other	\$10,000
Total	\$909,000

Assessment History

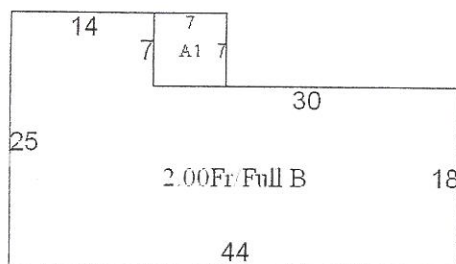
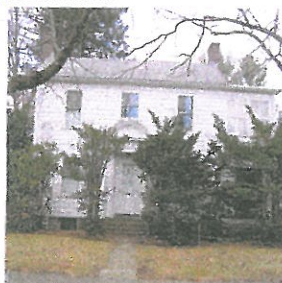
Year	Total Value
2017	\$909,000
2016	\$904,000
2015	\$844,000
2014	\$742,000
2013	\$662,000
2012	\$662,000
2011	\$612,000
2010	\$646,000
2009	\$787,000
2008	\$789,000
2007	\$789,000
2006	\$770,000
2005	\$694,000
2004	\$656,000
2003	\$637,000
2002	\$585,000
2001	\$466,000
2000	\$412,000
1999	\$369,000
1998	\$371,000
1997	\$364,000
1996	\$296,700

Owner Information

Name: Rice, John T & Guild, Anne R &
 Rice, Edmund B, Trustees
 Belair-Prospect Nominee Trust
 Address: 24 Belair Road
 Wellesley, MA 02482

Notes:

Building Information



Frame	Wood	Basement	Full
Style	Colonial	Heating	Basic
Stories	2.00	Heat Sys	Hot Water
Ext Walls	Frame	Fuel Type	Oil
Rooms	8	Attic	None
Beds	4	Condition	Average
Full Bath	2	Grade	C
Half Bath	1	Traffic	L5
Extra Fix		Fireplaces	2
Rec Room	9 x15		
Fin Bsmt	none	Year Built	1922
Bsmt Gar	none	Year Remod	
Stacks	0	TLA	1,780

Area	Lower First	Second	Third	Area
Main				890
A1	Encl. Frame Porch			49

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - 1 story frame	1	1926	16	22	C	Good	1

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Road	Public	Sidewalk	Yes	Landscaping	
				Gas	No		

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SR10-Single Residence	203	9500	1	L5

Sales Information

Date	Price	Vol	Page	Seller	Valid Code
8/9/2016	\$100	34346	373	Rice, Catherine B, Trustee	F. convenience, correcting deeds
5/2/1997	\$1	11797	269	Rice, Catherine B	Valid

3/13/2011

Wellesley Property View

Level	Public	Road	Public	Sidewalk	Yes	Landscaping
				Gas	No	

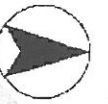
Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	SRD 10-Single Residence	104	10118	1	L5

Sales Information

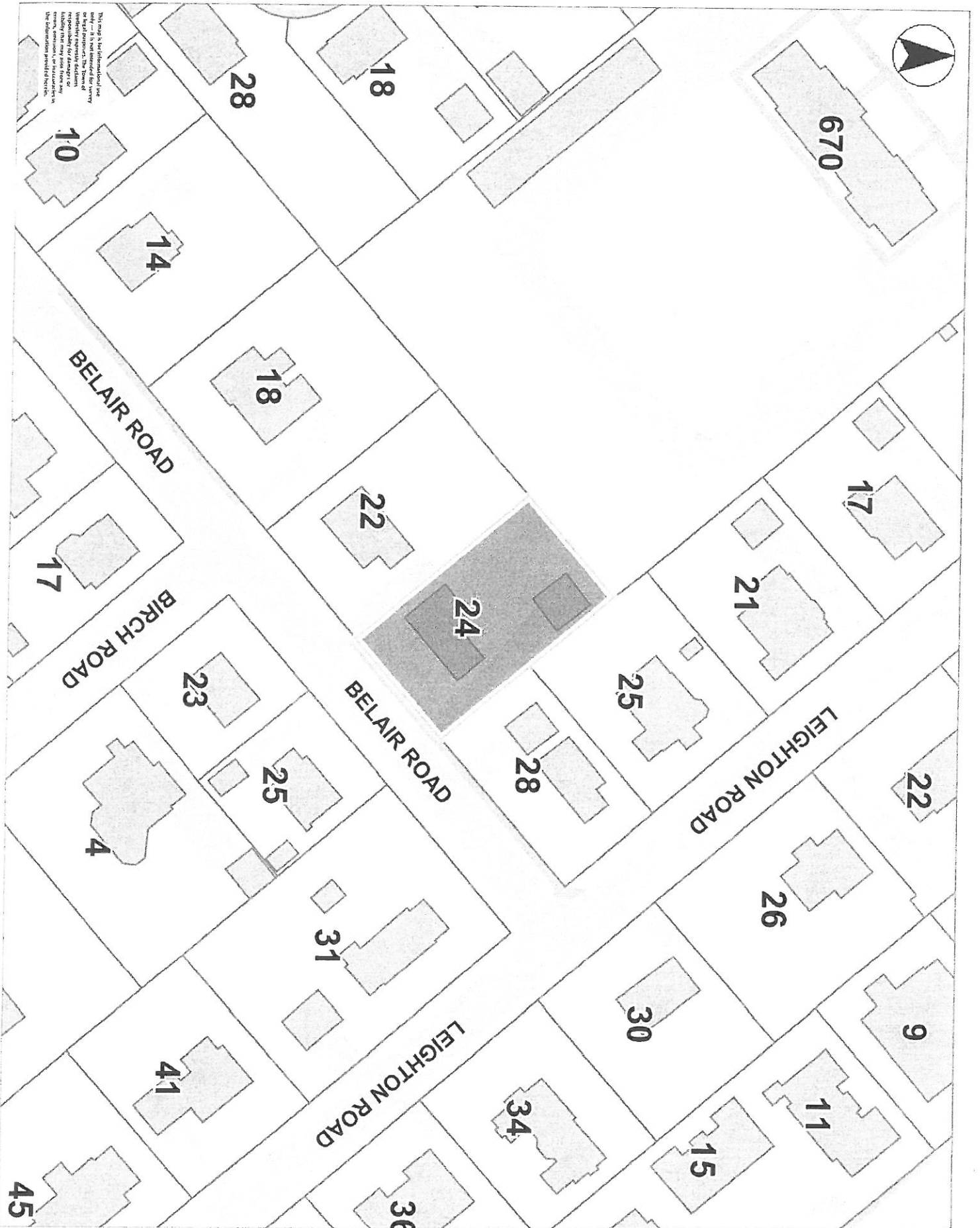
Date	Price	Vol	Page	Seller	Valid Code
5/2/1997	\$1	11797	271	Rice, Catherine B	Valid

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Printed on 06/10/2019 at 09:48 AM



This map is based on aerial photography and is not a legal document. It is intended for informational purposes only. The Town of Wellesley is not responsible for any errors or omissions on this map. The Town of Wellesley is not responsible for any damages or losses resulting from the use of this map. The Town of Wellesley is not responsible for any claims or liabilities resulting from the use of this map. The Town of Wellesley is not responsible for any claims or liabilities resulting from the use of this map.



- Points Of Interest
 - Beach
 - Cemetery
 - College
 - Fire
 - Library
 - Park
 - Parking
 - Police
 - Schools
 - Town Building
 - MBTA Commuter Rail
 - MBTA Commuter Rail
- Buildings
 - Parcels
- MA Highway
 - Interstate
 - US Highway
 - Numbered Route
- Town Boundary
 - Abutting Towns
 - Abutting Towns Opague
 - Roads (Edge Of Pavement)
 - Sidewalks
- Parcels
 - Sidewalks & Pavement
 - Unpaved Paths
 - Parking
- Open Water
 - Brooks And Streams
- Active Recreation Area
 - Golf Course
 - Court - Basketball
 - Track
 - Beach
 - Field

24 Belair Road - Front



24 Belair Road - Right Side



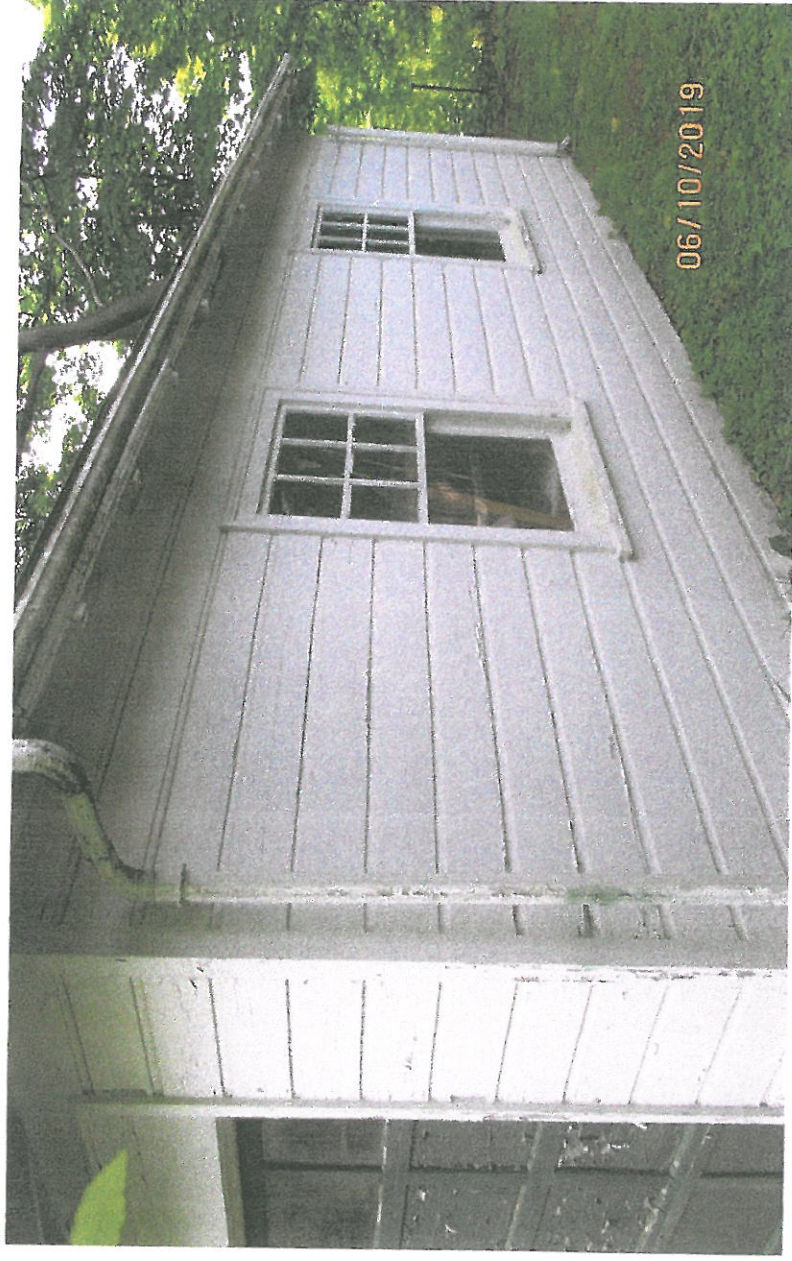
24 Belair Road - Rear



24 Belair Road – Garage Front



24 Belair Road – Garage Right



24 Belair Road – Garage Rear



24 Belair Road – Garage Left

